



## DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

**TUESDAY September 2, 2014 -- 5:15 p.m. to 7:00 p.m.**

**Woodward Park Library** Large Meeting Room

933 Perrin Ave, Fresno, CA 93720

(This is the meeting room located near the entrance doors to the Library)

### **AGENDA**

**1. ROLL CALL**

**2. APPROVAL OF AGENDA AND MINUTES OF PRIOR MEETING**

**3. PROJECT REVIEW – CONTINUED ITEMS**

[none]

**4. PROJECT REVIEW – NEW ITEMS**

**a. Conditional Use Permit Application No. C-14-062 (Alcoholic Beverage CUP)** was filed by Debra Keeler of SaveMart Supermarkets. The application pertains to the existing SaveMart store (No. 78) at 1107 East Champlain Drive (APN 401-770-02), located on 4.1± acres of the Washington Square shopping center on the southerly corner of E. Champlain Dr. and East Perrin Avenue. The application requests authorization for a Type 86 California Alcoholic Beverage Commission License for “instructional tasting of wine and beer, on-premise consumption.” The property is planned for Community Commercial use in the Woodward Park Community Plan and the 2025 Fresno General Plan. It is zoned C-2/UGM/PC-1 (*Community Shopping Center District/Urban Growth Management Area/Planned Community 1*).

**b. CUP Application No. C-14-071** was filed by architect Lee Gage on behalf of Nick Patel of J R P Hospitality, Inc. The application pertains to 321 East Fir Avenue (also addressed as 7044 North Howard Street), comprising 1.9± acres on the south side of East Fir Avenue between North Fresno Street and the N. Howard Street alignment (APN 303-180-56); the site is north of East Herndon Avenue and east of Freeway 41. The application proposes construction of a 5-story, 57,270-sq. ft., 100-bed hotel with an adjacent 2-story, 6,000 sq. ft. event center. The property is planned for Office Commercial use, and is within the identified Mid-Rise/High-Rise Corridor, in the Woodward Park Community Plan and the 2025 Fresno General Plan. It is zoned C-P/EA/UGM (*Administrative and Professional Office District/Expressway Area Overlay/Urban Growth Management Area*) and C-P/UGM (*Administrative and Professional Office District/UGM Area*). The C-P zone district allows hotels and exhibit halls by right, but requires a CUP for buildings over 35 feet in height.

(continued)

- c. **The City of Fresno General Plan Update and Draft Master Environmental Impact Report (MEIR)** were circulated for review in July, with comments due by September 8 (the comment deadline for the General Plan was extended to coincide with the deadline for the MEIR. The General Plan Update would revise policies and adjust land use designations of the current Fresno General Plan for the existing 140± square mile City of Fresno Sphere of Influence (this General Plan does not propose any Sphere of Influence expansions). The accompanying MEIR evaluates potential environmental (physical) impacts of the development proposed in the General Plan update.

## 5. **UNSCHEDULED MATTERS**

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

## 6. **ADJOURNMENT**

**BELOW IS A LINK TO THE FULL AGENDA MATERIALS IN PDF FORMAT:**

<http://m3.fresno.gov/upload/files/71486482/2014-09-02fullCouncilD6CommitteeAgenda.pdf>

This link will be good for at least 72 hours starting at 10:25am on August 29, 2014.